

MINUTES OF THE MEETING

04 November 1999

Projects Reviewed

Woodland Park Zoo Master Plan
Justice Center
Welch-King Project
S.E.A. Street
Haller Lake Master Plan

Convened: 8:30am

Adjourned: 4:00pm

Commissioners Present

Rick Sundberg
Moe Batra
Ralph Cipriani
Gail Dubrow
Jeff Girvin
Nora Jaso
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Kelly Rodriguez Walker
Rebecca Walls

110499.1 Project: **Woodland Park Zoo Master Plan**
 Phase: Site Visit and Update Briefing (Subcommittee)
 Previous Review: 7/1/99, 8/19/99
 Presenters: John Bierlein, Manager of Zoo Exhibits and Interpretive Programs
 Jim Maxwell, Project Manager
 Dave Towne, Zoo Director
 Time: 1.5 hr. (SDC Ref. # DC00071)

The development of the Woodland Park Zoo Master Plan will involve a number of stages over the next fifteen years. The City of Seattle acquired 180 acres of the Woodland Park site from Nel Phinney in December 1899. The style of Royal Menageries influenced the layout of the original zoo. The first building was constructed in 1911 and cages were placed in the display windows. Outdoor exhibits were in the round and visitors viewed the animals by looking down into their pits from above. At the turn of the century Europe, water was implemented as a psychological and physical barrier in concrete habitats. American zoo's copied this style but with much smaller, simplified grottos. This period was labeled a time of "reductionism and trivialization." The years between 1940-1950 signaled an era of "modernism and abstraction" in zoo design. The habitat interiors were articulated in stainless steel and institutional tile. The design emphasis was on hygiene rather than the dignity of the animals and behavioral enrichment devices such as tire swings were used until 1979.

In 1976, the landscape architecture firm of Jones and Jones developed a revolutionary master plan for the Woodland Park Zoo. The new approach called for a simulation of the animals' natural habitats. Plants and water features were integrated into the designs to foster a dialogue with nature and to establish a connection between animals, plants, and habitat in mixed species exhibits. By 1984 only six percent of the zoo site had been developed as naturalistic exhibits and elephants were still kept in bungalows and pits. In 1985 the elephant exhibit received further funding and they now have an acre of naturally developed land. Further, the Woodland Park Zoo Project team visited other countries to bring authenticity to the design of the new master plan. Aspects of the new heated shelter for the elephants were designed and modeled after the Royal Elephant Stockade and temple in Bangkok Thailand. The zoo engaged the technique of cultural resonance when the architectural designs strove to reflect the native homes of the animals in relation to indigenous culture, and to integrate interpretive media. Artificial materials have been employed to help simulate the animals' natural habitat including human made vines that have inspired a new sense of natural locomotion in the animals. Generally, the team is striving to create environments that provide choices to the animals. Environmental enrichment for humans is also a consideration and some of the indoor exhibits provide nose to nose interaction between the animals and the visitors through a pane of glass.

The long range planning process will continue to update the revolutionary 1976 master plan. The goal is to demonstrate the value, beauty and interdependence of living things. The project team has received the first draft of the new long-range plan and are trying to integrate amenities that weren't addressed earlier such as visitor services, parking, circulation and food amenities. Conservation research and education are also important components they hope to incorporate. Wayfinding and lighting of the main path are underway and the schematics for the Jaguar Exhibit will be available soon. NBBJ Architects will be developing the new loop circulation and directional graphics.

A Zoo Commission that was appointed by Mayor Rice, laid the framework for a zoo for the 21st century. In 1985 Zoo bonds and private funding provided 55 million. Current funding is in place for the Jaguar Exhibit design but not for the Hyena. The current goal is to acquire 50 million in private capital funds over the next 10-20 years and the Zoo would like to find public funds that match. The local community council is supportive of the project, although the adjacent neighborhood has expressed concern about

parking and traffic congestion. The Woodland Park Zoo project team hopes to lay the foundation to safeguard the integrity and future of the zoo.

110499.2 Project: **Justice Center (Municipal Courts)**
 Phase: Schematic
 Previous Review: 05/07/98, 08/19/99, 1/21/99
 Presenters: Pam Beyette, Artist
 Dennis Forsyth, NBBJ
 Ken Johnsen, Executive Services Department Consultant
 Tony Puma, Executive Services Department Consultant
 Jun Quan, Executive Services Department Consultant
 Brad Tong, Executive Services Department Consultant
 Rick Zieve, NBBJ
 Attendees: David Arndt, Gilbane
 Jamie Auford, KPFF Consulting Engineers
 Chun Yu Fu, DLR Group
 Robert Kuchcinski, DLR Group
 Bob McElhose, Department of Design Construction and Land Use
 Brian Pavlovec, KPFF Consulting Engineers
 Marilyn Senour, Seattle Transportation
 Michael Stevens, DLR Group
 Barbara Swift, Swift and Company

Time: 1.5 hr. (SDC Ref. # DC00021)

The schematic design of the Justice Center was presented to the client steering committee in October 1999. The project area is 293,000 square feet, which has been determined as an appropriate size for the program. The estimated cost is 69.5 million and the project budget is 69.2 million. The project is on schedule and the team will be finishing the design development by the beginning of 2000 and construction should be completed in 2002. The team anticipates a 50-100 year life span to the building. The project team includes Ove Arup who will provide engineering and sustainable systems expertise. The art budget has been set at \$800,000, the bulk of which has been reserved for the public spaces.

The scale of the 12 storey building is in proportion to the new City Hall. The structure reflects dual identities with the Seattle Police Headquarters on the north side, and the courts on the south side. The Police Headquarters will be a relatively solid mass next to the transparent volume of the courts side of the structure. The design team is working closely with the City Hall project team who feels comfortable with the direction of the Justice Center. The goal is to provide a quiet, elegant and dignified building. A trellis on the roof or projecting piece will help define the surrounding Civic Center and there is potential for a rooftop garden with glass walls that would reveal the art and spaces within and provide views toward the Puget Sound. Also, a symbolic water feature that would slope to the west with the natural grade is a potential design concept.

The courts' side of the building will incorporate a sustainable glass curtain wall. The reception room at the southwest corner will provide the public face of the building and will relate to a similar room across the street at City Hall. The team is striving to make this space as transparent as possible in an effort to blur the line between the inside and outside of the building. The intention is to maximize the light that is limited on the east side of the building due to an existing parking garage. The top three floors on the east side of the building, which faces Interstate Five (I-5), will house the courtrooms with a jury assembly space on the top level. Further, the assembly area presents opportunities for artistic expression, although the art funds have not been secured for this space. An 18 foot light well that runs the length of the east façade – and is also visible from the west side of the building – will provide natural light. This component may also be an area for further artistic opportunities. A typical floor on this side of the

building will have judges' chambers along the perimeter and three courtrooms in the center with adjacent public waiting areas. Further, discretionary funds may be available to provide art work in the courtrooms. If so, the team will consider putting forth a Request for Qualifications for art projects relevant to court activity.

The exterior of the Police Headquarters side of the building may be articulated by a casota or cast stone finish. The team is hoping to select a color that will act as a signature for the building and create a relationship with the existing context. The facade of this side of the building will have a detailed window treatment that will also be reflected on the south facade of the courts building. The entrance will be on the northwest corner and the lobby will be articulated with artistic components that may address cultural issues relevant to policing. Four floors of the building will be dedicated to police business. A typical floor will have an open plan on the west and functional areas on the east.

The design team is collaborating with Katharine Gustafson and Barbara Swift on the potential landscape and water components. They are looking at the space between the Justice Center and the Civic Center, for opportunities to create evocative public spaces. The team feels confident that if the building were to change uses in the future, that the design will comfortably accommodate other programs.

Discussion:

Dubrow: Your extremely thorough presentation has given me a strong understanding of the design principles. I also appreciate the strides you're making toward giving the building a sense of character. What are your thoughts on the workspaces themselves and what do the police and other staff require to feel good about their work environment?

Zieve: The best thing we can do is to provide as much horizontal and vertical space and natural lighting as possible. The building is currently planned as a steel structure but we may move to concrete in order to gain more height. Also, Tony Puma is working with the Police Department in an effort to better understand their daily needs.

Puma: The interior of the existing police building is very dark and heavy. One of the most important components of the new building will be internal stairwells that afford chance encounters. We will also incorporate flexible open spaces that are conducive to casual interaction. Further, the police are reluctant to occupy a multi-storey building because of the hierarchy that inevitably results.

Jaso: How will you approach the lighting design?

Zieve: We anticipate that the users of the building will adjust the lighting and the spaces as they see fit. However, we are looking at various louvers, light shelves and glazing systems that will provide natural lighting solutions. Overall, the goal is to provide a design that is aesthetically pleasing and serves multiple uses.

Forsyth: We're also hoping that the curtain wall will offer some solutions by providing access to views and sustainable benefits.

Girvin: The public space on the west side of the building is intriguing. Is there anything happening on the north and south sides that is similar?

Zieve: We're waiting to see the design for the City Hall facade so we can coordinate our efforts.

Dubrow: Have you considered opening up the space between the Police Headquarters and the courts' side of the building?

Zieve: There is visual access between the spaces now and we are looking for further opportunities to visually join the spaces on the south side of the building.

Sundberg: The north corner of the Police Headquarters entry looks like it's below grade. If the police want to present an image of openness, the entry should be more generous. Also, I don't see a gesture toward the connectivity to Key Tower.

- Puma:** Although the area is not pedestrian friendly, it's possible that we could incorporate a curb lane on Cherry Street where there will be a lot of pedestrian traffic to and from the garage. But we really need to work with the City Hall team on this.
- Dubrow:** The facade of the courts' side of the building has an open character but the police side seems impenetrable and I think the entry should clearly invite people in. What is the identity you're striving for and what is your strategy to make it a place for the people?
- Forsyth:** It's a difficult problem because it is a *Police Headquarters*.
- Zieve:** The design is still evolving and we will be meeting with the staff soon to discuss the issues. We want the public to know that they are welcome in the building when it's appropriate.
- Sundberg:** I am impressed with how the design has developed but there are still some unsolved issues regarding the building's identity and how it will integrate the public.
- Jaso:** The police entry lobby could be more generous.
- Moon:** How much design leeway will the landscape architecture team have?
- Zieve:** A lot. We're very open to new ideas.
- Jaso:** Why are you considering a water component as a connective feature?
- Zieve:** We have been working with the mayor's concepts of wood, water and light. Also, the grade change presents interesting opportunities and water generally provides a symbolic element. However the idea is still open for debate.
- Swift:** Katherine Gustafson and I have discussed what the essential qualities of the Pacific Northwest are and agree that water is a key component.
- Puma:** I am partial to a water component because of its potential to reflect light into the "canyon-like" site. It also provides a sense of quietness that is associated with the notions of elegance and dignity that we're trying to present. Further, the sound of the water flowing will help mitigate traffic noise in the area.
- Forsyth:** We've also considered allowing rain water to move down through the light shaft on the east side and through the building.
- Jaso:** Are there any components of the building that speak to the greater issues of justice and democracy?
- Zieve:** We tried to create a design of order and logic. We will be discussing the character of the building with the judges who feel strongly about having the benches placed in the *center* of the courtroom. They feel that this placement represents the power of symmetry and that being situated off center is inappropriate to the process of government. In our efforts to solve the issues that arise in the design of a 50 year building, we have determined that the details are of paramount importance.
- Dubrow:** As you select new artists for the project, I urge you to search for those who will tackle the issues of injustice and the struggle to achieve justice
- Cipriani:** A lot of government buildings lend a level of discomfort and inspire fear in children and the elderly. I think we need to be sensitive to the comfort needs of the public. Perhaps you can address the issue of providing a welcoming public space in the public art components.
- Forsyth:** The courts staff are very aware of this issue and want to provide a more welcome space.
- Action:** **The Commission appreciates the presentation and makes the following comments and recommendations.**
- **The Commission is genuinely pleased with the direction of the project and the integration of the artist and landscape architecture teams;**

- **commends the teams' strong statement of principles;**
- **regarding sustainability, the Commissions supports the goal of achieving a silver rating and the corresponding sustainable components on the west facade;**
- **looks forward to seeing City Hall and the Justice Center develop as a whole; and**
- **would like to see further articulation of the Police Headquarters entry and the connectivity to Key Tower.**

110499.3 COMMISSION BUSINESS

- ACTION ITEMS A. MINUTES OF THE OCT. 21ST MEETING
- B. TIMESHEETS
- DISCUSSION ITEMS C. LRRP / Sizov
- D. DESIGN CENTER OPEN HOUSE, NOV. 16TH 5-7 / Cubell
- E. CHICAGO DESIGN COMMISSION VISIT / Walls
- F. HOLIDAY CELEBRATION / Cubell

110499.4 Project: **Welch-King Project**

Phase: Schematic

Presenter: Amy Davidson, Office of Housing
 David Hewitt, Hewitt Isley
 Bruce Lorig, Lorig Associates, LLC
 Matthew Metz, Central Area Development Association (CADA)
 Jerry Suder, Department of Design Construction and Land Use (DCLU)
 Joan Weiser, Lorig Associates, LLC

Attendees: John Aldredge, Hewitt Architects
 Elizabeth Butler, Department of Neighborhoods

Time: 1.0 hr. (SDC Ref. # DC00133)

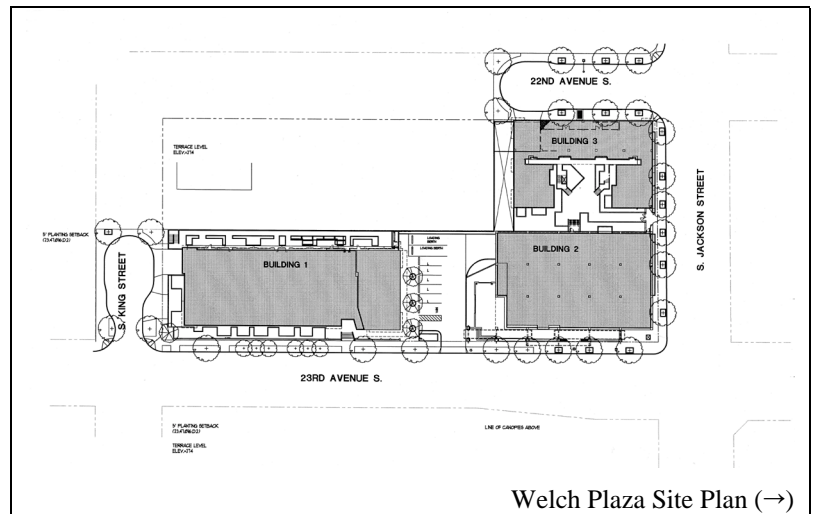
The Welch Plaza mixed-use project is located on 22nd and 23rd Avenues South between South Jackson and South King Streets. The sloping site is located in the emerging hub of the Central Area Urban Village. The project team has held extensive meetings with the community to define the design objectives and to address their concerns. They hope to begin construction on this 14 million dollar project in May 2000.

The proposed design is a collection of three buildings. Several parking spaces will be available on a parking strip between buildings one and two with additional parking underground. There will also be a view corridor to the west between these

buildings. Standard 2 x 2 city grid paving will be used on the sidewalks around the project. A courtyard and garden between buildings two and three are visible through a walkway that is accessible from South Jackson Street. Buildings one and two are set back 15 feet from the property line on 23rd Avenue South, and buildings two and three are set back five feet from the property line on South Jackson Street. The South Jackson Street side of the project will utilize extensive glazing and continuous planting elements. Following the slope of the site, the roof levels of the buildings will be canted and step up to the north.

Building one will be defined by a flat facade with a stucco finish and metal detailing. The building set back will provide room for a planting strip and greening of the edge of the site. The design of building two incorporates a four-storey office building with retail on the ground floor. A canopy along 23rd Avenue South will provide shelter from the rain and add to the pedestrian friendliness of the sidewalk. The entrance to the building will be at the corner of 23rd Avenue South and South Jackson Street and will incorporate public art components. Building three is a four storey wood structure that may include a retail component.

The project is currently under design review and the Design Review Board (DRB) is supportive of the proposals for the site. Although the project calls for a number of design departures, the team has met most of the design review guidelines. Additionally, the DRB is pleased with the more than adequate landscaping being utilized in the current design. Several issues remain unresolved including the effects



Welch Plaza Site Plan (→)

of not being able to have a continuous floor plate on the sloping site. The 23rd Street elevation will draw the pedestrian in with its canopies and public art components. The goal is to create an urban project that is a focal point in the central area.

Discussion:

Jaso: What kind of housing will be provided?

Lorig: Apartments. 25 percent of them will be affordable housing and depending on the outcome of some current discussions with the Department of Housing, we hope to bring in an additional 13 percent that will be even more affordable.

Hewitt: We are also incorporating 20,000 square feet of retail.

Jaso: I don't really see an entrance on 23rd Avenue South. Also, 22nd Avenue South seems somewhat abandoned; what type of commercial use will be located there?

Lorig: We're hoping for a bank. Also, because of the steep grade, the site has presented many challenges including the entry.

Hewitt: Visual access to the retail components is prominent from the parking entrance on 22nd Avenue South and South Jackson Street.

Dubrow: What design cues, if any, will you take from the surrounding context?

Hewitt: The area does not have a lot of character right now and so we need to look for our own approach. Color will be important for providing scale and texture and the canopies and arcade will provide shelter from the elements and a sense of identity. We're trying to create an element of grace in the hostile environment around the site. Also, there is very little public socializing in the area and a coffee shop would provide a venue for this.

Dubrow: So it's less of a case of finding cues and more a case of place making. Of the concepts you mentioned, which would you like to extend?

Hewitt: The canopies and shelter spaces.

Dubrow: Do you expect children to be among the tenants?

Lorig: The apartment units are not large and we have not designed them for children over five.

Weiser: Although we are including some two bedroom units, we don't expect to have children as occupants.

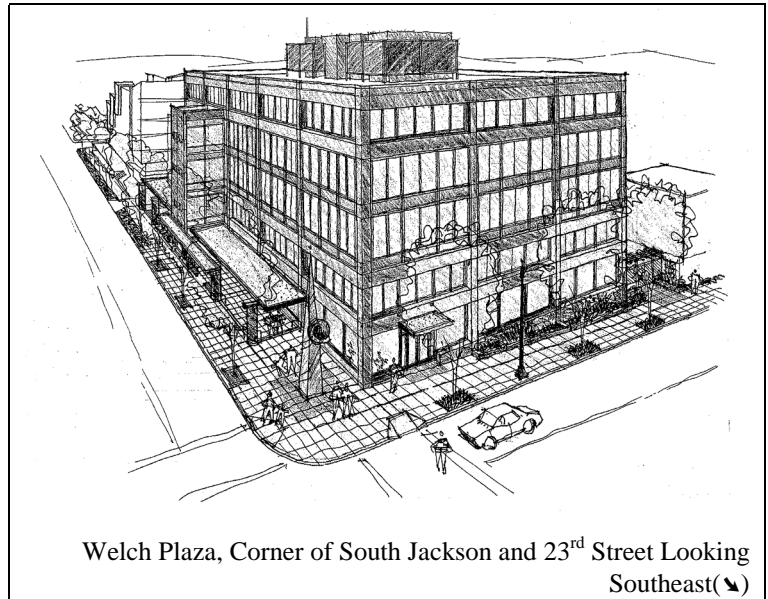
Dubrow: But are you designing the units to accommodate children in the event that they do live there? Does the design incorporate these principles?

Lorig: Because the surrounding area is comprised, in part, of single family housing, we don't anticipate that families will want to live in this urban building.

Dubrow: I think this is a debatable point and perhaps children should be provided for.

Moon: How do you get from building one to building two?

Lorig: You don't. The units in building one have entries on the west side facing the school.



- Sundberg:** This is a neighborhood that is changing rapidly. 22nd and 23rd Avenues South have been developing for some time. As the project moves ahead, we would ask that if children are anticipated, that there is a place for them and that they're safe.
- Dubrow:** Also, if your intention is to attract young professionals who don't yet have children, then you should consider providing a place where they can live for awhile.
- Sundberg:** The overlook and view corridor between buildings one and two are nice gestures toward the community. I am a little concerned about the amount of glazing on the Jackson Street façade of building three, although it's probably a reasonable response. Also, I hope that the landscaping will have the opportunity to mature.
- Girvin:** The way you've dealt with the grade change on 23rd Avenue South and South Jackson Street works well as a defensible space on those busy streets. I am pleased with the level of landscaping and the richness of the paving. I also hope that you won't have to wait for the landscaping to mature in order for it to work well.
- Sundberg:** The landscape architecture of this project is very important in terms of its overall success.
- Moon:** I encourage you to consider how the interior courtyard will be pleasant and useful during good weather.
- Hewitt:** We are providing furniture in the courtyard and access to the parking garage. Because of the grade, we are posed with the challenge of providing a level entry from the street. Also, some of the apartment units will have a view of the courtyard.
- Lorig:** We've also provided private courtyards in some of the units.
- Dubrow:** What is your plan for artwork on the entry corner?
- Weiser:** We will be reviewing the artists' proposals tomorrow and although we have identified a number of opportunities, we are very open to what they will individually bring to the project. \$75,000 is the targeted art budget with \$50,000 going to a signature piece on the corner or in the courtyard, and \$25,000 has been set aside for several smaller works.
- Hewitt:** Additionally, we have made it clear that we're willing to deconstruct part of the building to make room for a large art component.
- Action:** **The Commission appreciates the presentation and makes the following comments.**
- **The Commission supports the project and believes it will be an asset to the community;**
 - **would like the team to consider how children could be accommodated as residents in the design;**
 - **encourages the team to maintain the high level of landscaping in the current scheme that reinforces a sense of place; and**
 - **is encouraged by the participation of the artists on the project.**

110499.5 Project: **S.E.A. Street (Street Edge Alternatives)**
 Phase: Schematic (Subcommittee)
 Previous Review: 06/03/99.3
 Presenter: John Arnesen, Seattle Public Utilities
 Tracy Chollak, Seattle Public Utilities
 Shane DeWald, Seattle Transportation
 Time: .75 hr. (SDC Ref. #DC00133)

This project is setting a new paradigm for permanent street improvements with an emphasis on residential areas. The team has chosen a block within the Piper Street Watershed on Second Avenue Northwest between 117th and 120th Streets. Their goal is to rebuild the street in an effort to minimize its impact on the creek system and to update the drainage system in general. Since the last presentation, the team has developed a curvilinear shaped base map for the street and has received comments from the community. The city will continue to maintain the existing 14-foot wide oil mat road pavement but will be re-paved in asphalt. Also, the parking and driveway areas will be asphalt and the sidewalk will probably be concrete. The residents on the block will maintain the new components with a plant replacement contingency by the city. The community has asked for the design to extend around the corners to create more graceful transitions within the project. When the initial survey was generated, most of the residents asked for native vegetation instead of grass in the swale areas.

Discussion:

- Girvin:** Can you take a departure from the typical two-foot square grid on the sidewalk?
Arnesen: We should be able to on this street.
Girvin: Will the shape of the street undulate?
Cipriani: Are there any issues with the Seattle Fire Department?
Arnesen: They haven't seen the proposal yet but we have been working with veteran city street designers who are familiar with their needs and concerns.
Cipriani: If you are able to convince them that they will have a clear path on this narrow street, they should be satisfied.
Moon: Can you explain how the water will flow and react on the parking surfaces?
Chollak: There won't be any flow from other streets and some of the areas will have an above ground swale, or one foot of detention in underground pipes, that will slow the water down before it reaches the creek. The goal is to infiltrate the water and slow it down in an effort to minimize its impact of the street.
Girvin: Will you be able to document your results?
Arnesen: We will be installing a weather station and measuring device at one of the private residences on the street, and the University of Washington will develop the research.
Moon: I encourage you to make this project visible as an experiment so that visitors to the area can take this understanding with them and perhaps ask for a similar project in their own neighborhoods.
Girvin: Do you have an interpretive sign?
Arnesen: Yes, we have one that announces the project and will have others when the project is underway. It will be a model and demonstration project that people can refer to.
Cipriani: This is a commendable project. When you get to the marketing phase, work with the other relevant city departments to illustrate the multiple benefits of this pedestrian friendly environment.

- DeWald:** Bob Chandler made the point that we should be conservative on this project because we don't want it to be perceived as a failure. Instead, we hope it will be a regional model.
- Cipriani:** Also, when you have identified the benefits of the project, I suggest you pursue funding from the Transportation Improvement Project (TIP) fund to implement it as a model in a neighborhood or community rather than just a block.
- Moon:** As a model experiment, you could draw attention to the components of the project and create a kit of parts for other blocks to draw from.
- Cubell:** What are your next steps on this millennium project?
- Arnesen:** In terms of millennium projects, we're on track to have a ground breaking by Earth Day in April 2000. 90 percent of the design will be completed by the end of the year with construction beginning in May or June 2000.
- Cipriani:** Has the city considered setting up a block by block neighborhood improvement assessment?
- Arnesen:** Since the mayor and city council approved the project, they will be interested in the outcome.
- Cipriani:** There are so many demonstration projects that happen in the city and then disappear. We can't benefit from them if they don't exist.
- Action:** **The Commission appreciates the presentation, supports the project, and looks forward to seeing it as it develops.**

110499.6 Project: **Haller Lake Master Plan**
 Phase: Conceptual (Subcommittee)
 Presenters: Dave Barber, Executive Services Department
 Robert Berman, Merritt+Pardini
 Michael Machnic, Merritt+Pardini
 Time: 1.0 hr. (SDC Ref. # DC00132)

Haller Lake Shops is a 12-acre site in North Seattle located between North 128th Street to the north, North 125th Street to the south, Ashworth Avenue to the east and Stone Avenue to the west. The team has developed a feasibility study to determine how best to use the site, now and in the future.

Site History

West Bank, Marshy Drainage Area, from Haller Lake
Gravel Pits, Small Ponds/Wetlands
County Dump, County Shops
City Annexation, City Dump, Closed 1958

Incremental City Development

Seattle Engineering North District Shops
 SEATRAN Street maintenance and Cleaning
 SEATRAN Asphalt Paving
 SEATRAN Concrete Paving
GSD/DAS/ESD Vehicle Maintenance Shops
 Vehicle In-Service, Out-of-Service Preparation
Solid Waste Utility
 North Transfer Station
Seattle Public Utilities
 SPU Drainage and Wastewater Maintenance
 SPU Solid Waste Garbage Collection contract Administration
 SPU Construction Management Administration
 Aurora Hazardous Household Waste Disposal Site
ESD Fuel Site

Recent Planning Efforts

1991 Haller Lake Shops Plan
 Ashworth Avenue Entrances Closed, New Entrances on Stone Avenue
 All Employee Parking Provided On Site
 Ashworth Avenue/North 125th Drainage Detention Plan
1994 City of Seattle Comprehensive Plan
 Aurora Avenue/North 130th Hub Urban Village
1997 Haller Lake Shops Plan
 Perimeter Landscaping
 Minimal on Site Improvements, Trailer Corral
 \$1.3 Million in 1999-2000 Capital Improvement Program
1999 Neighborhood Planning
 Broadview/Bitter Lake/Haller Lake Neighborhood Plan
 Aurora Avenue/North 130th Neighborhood Commercial Zone
 Stone Avenue Pedestrian Corridor

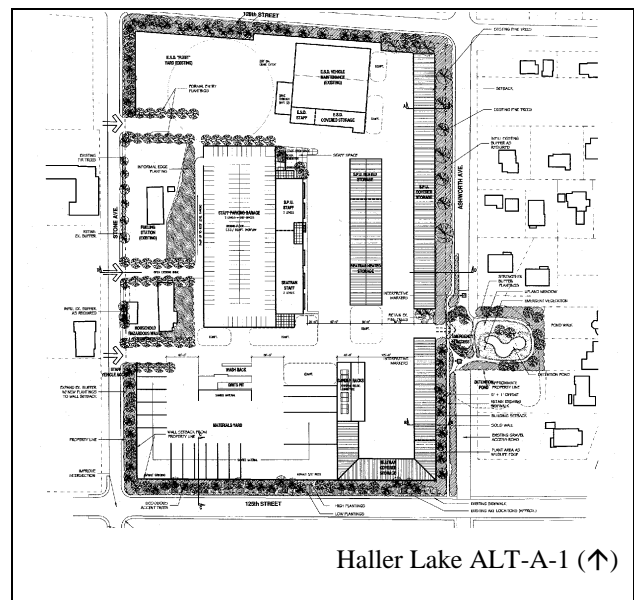
Environmental Issues

Haller Lake Landfill
Tank Removals

Recent Needs [feasibility study results]*SPU North Operations Center**Overcrowding at Airport Way Operations Center**Crew Travel Times**Disaster Response Capacity**1998 North End Site Search - Collocation at Haller Lake**Need to Improve Efficiency of Existing Operations**Need to Minimize Adverse Impacts on Adjacent Neighborhood**1999 Physical and Financial Feasibility Study**Interdepartmental Steering Committee**Parallel Interactive Planning Processes**Operations Staff and Adjacent Community**[Hired Merritt+Pardini and asked for a minimum of three alternative schemes]*

The entire site and adjacent west side is zoned for Commercial two (C-2), to the east is single family and to the north and south C-1. The northern half of the site is 20 feet below grade, with the southern edge at grade. Because the southern area of the site sits on landfill, any building construction would require the use of piles that would disturb the unstable soil. Two of the project objectives were to maintain the entry to the site on Stone Avenue and, the existing ESD maintenance facility on the north east portion of the site. There is also some existing public artwork on 125th Street that will remain. The team has engaged in a planning and programming process with the community and their approach to the design of the perimeter of the site was driven by the local community's desire for a visual and aural barrier to the activities within. Their solution incorporates dense landscaping and walls. The community also asked that water remain in the detention pond on the eastside of the site year round. The program requirements include a large city employee parking structure, enclosed heated spaces for staff and equipment, covered storage for equipment, open storage on the southwest corner, and offices and crew dispatch facilities in the center. Because a variety of large and small vehicles will need to regularly move through the site, efficiency of circulation is also an issue. The architects came up with three similar schemes that incorporate all of the required elements.

The project team is looking for legitimate ways to use Seattle Public Utility Funds for this partial, "non-utility" development. The Washington State Accountancy Act designates that money from a specific fund cannot be used for an unrelated project. Two years ago the Capital Improvement Project Fund (CIP) provided \$1.3 for some improvements, but the largest contribution will come from the utility operations using the site. The estimated cost of the project is approximately \$25 million.



Discussion:**Cipriani:**

The consultants have done a good job with coming up with some conceptual solutions for the site. However, I suspect that the reason the development of an urban village in this area was controversial is because the site is the antithesis of that definition. Although the community wants you to mask the activities within the site, I suggest that you follow the lead of some other industrial plants and expose the mundane and the industrial. Present the site as an attraction that people can learn from. Since the neighborhood plan calls for a non-vehicle circulation corridor on Stone Avenue, make it pedestrian friendly by opening up the site and revealing the activities within. It can be a living museum and educational tool. If we can start to think this way, then perhaps people will begin to understand where their tax dollars are going.

Barber:

People realize that the activities on the site service their neighborhood. But the citizen forums have clearly indicated that they don't want to see them.

Cipriani:

I understand but perhaps the residents lack the imagination and need to be presented with other options. They need you to lead them to that vision.

Girvin:

You don't need to open up the entire site but maybe some aspects of it.

Matnick:

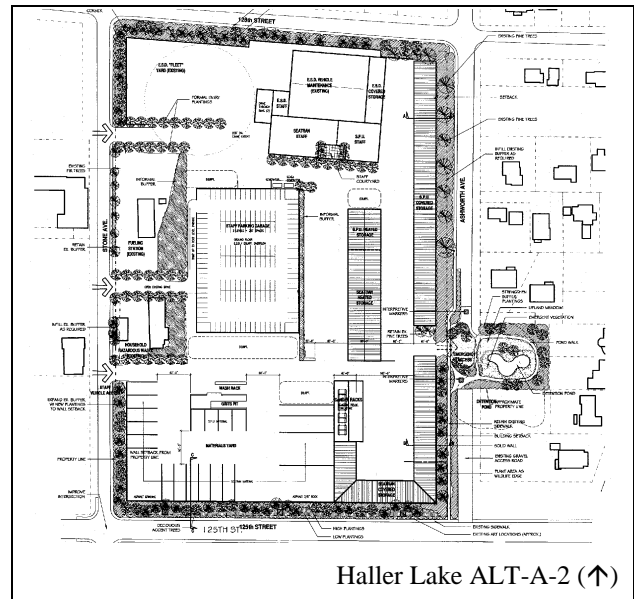
In recent discussions with the artist who's work is on 125th Street, we have considered the possibility of extending the adjacent urban trail through the perimeter landscaping where the art work is located and ending with a view into the site.

Girvin:

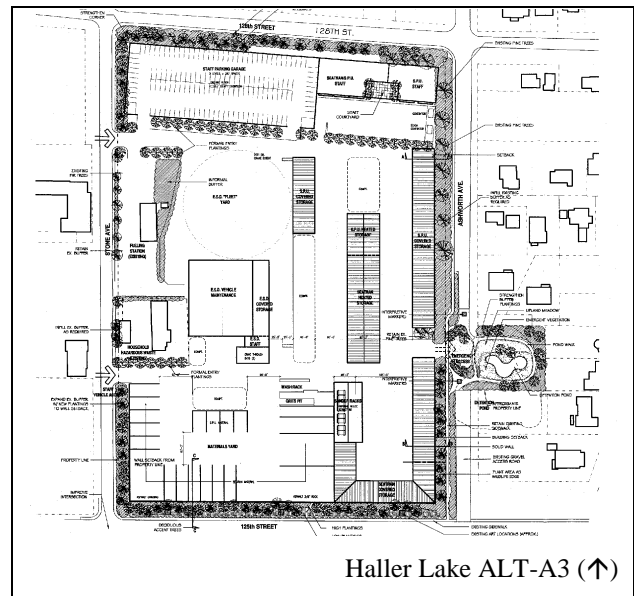
In your search for funds, I encourage you to view the landscape through its uses. Try incorporating the utility functions into the landscape rather than using it as just a visual buffer.

Moon:

If Stone Avenue has been identified to be a pedestrian corridor, perhaps you should consider moving the offices to the edge of the site to give pedestrians and the office workers something to look at.



Haller Lake ALT-A-2 (↑)



Haller Lake ALT-A3 (↑)

Girvin: I support your displacing the urban trail on Ashworth Avenue rather than where it was on Stone Avenue. The community should see the logic in your plan.

Barber: We're planning to make a presentation to the community at the Haller Lake Community Club on November 16th and we would welcome the presence of Commissioner Cipriani.

Cipriani: I don't think I can make it but I will take it under advisement.

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **understands the restrictions of the site and feels that the team has provided three appropriate alternatives;**
- **urges the team to develop some form of visibility into the site;**
- **encourages the team to divert the urban trail to Ashworth Street and to enforce the connection to the nearby high school; and**
- **encourages the team to make the landscape a functional element as well as a visual buffer.**